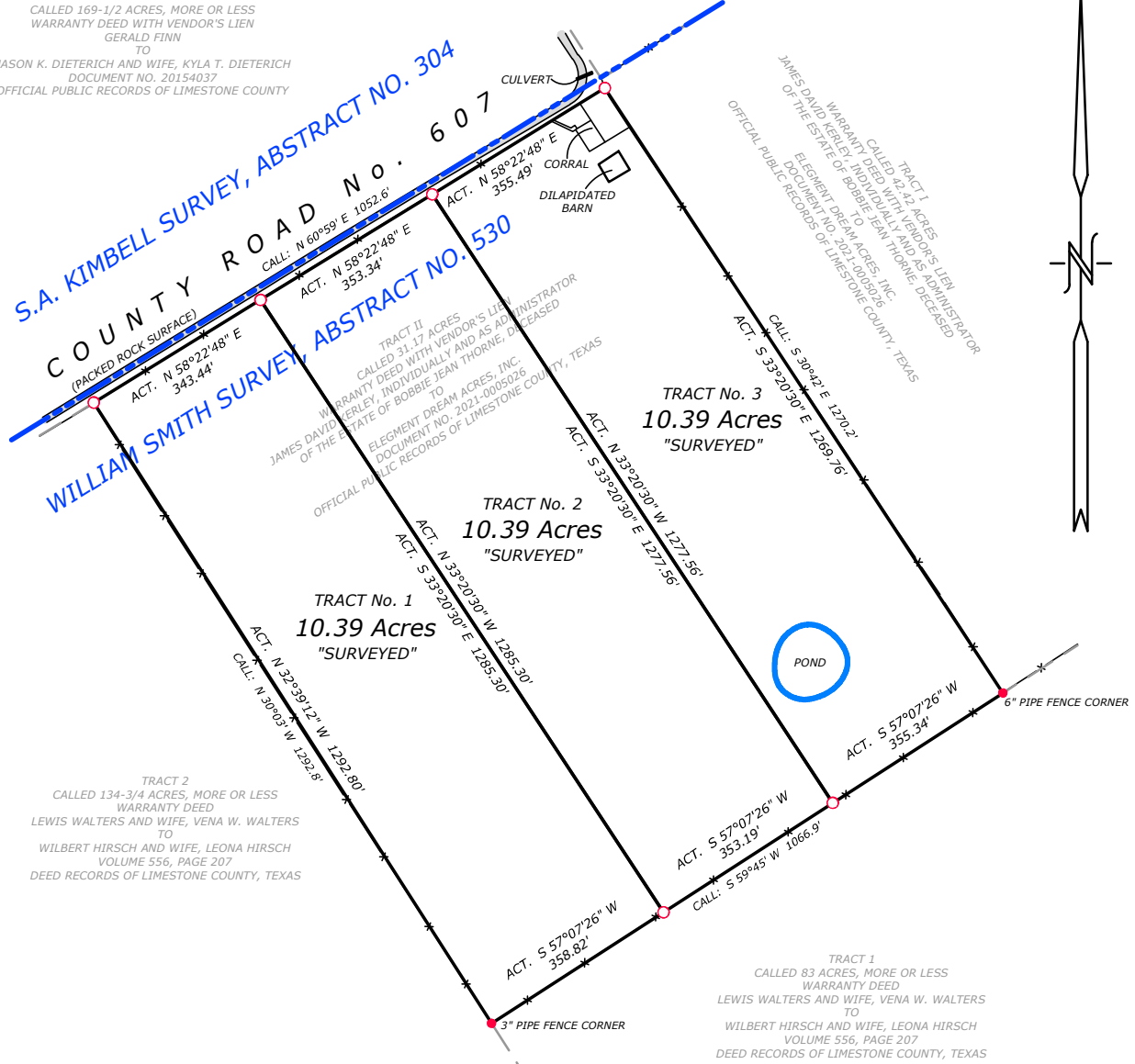


PLAT OF SURVEY

CALLED 169-1/2 ACRES, MORE OR LESS
WARRANTY DEED WITH VENDOR'S LIEN
GERALD FINN
TO
JASON K. DIETERICH AND WIFE, KYLA T. DIETERICH
DOCUMENT NO. 20154037
OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY

S.A. KIMBELL SURVEY, ABSTRACT NO. 304
COUNTY ROAD No. 607
WILLIAM SMITH SURVEY, ABSTRACT NO. 530

WARRANTY DEED WITH VENDOR'S LIEN
CALLED 42-1/2 ACRES, MORE OR LESS
JAMES DAVID KERLEY, INDIVIDUALLY AND AS ADMINISTRATOR
OF THE ESTATE OF BOBBIE JEAN THORNE, DECEASED
DOCUMENT NO. 2021-0005026
OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS



LEGEND

- SURVEY LINE
- BOUNDARY LINE
- RECORD LINE
- X— FENCE LINE
- PACKED ROCK SURFACE
- 1/2" STEEL ROD WITH CAP MARKED "CANYON" SET
- MONUMENT FOUND (AS NOTED)

THE BEARINGS HEREON ARE GRID AND ARE BASED ON
THE STATE PLANE COORDINATE SYSTEM OF 1983,
TEXAS CENTRAL ZONE (4203), NAD83.

NOTES:

- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 4) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF DECEMBER 2021, OF THE PROPERTY LOCATED ALONG LIMESTONE COUNTY ROAD No. 607, BEING SITUATED IN THE WILLIAM SMITH SURVEY, ABSTRACT No. 530, LIMESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT II: CALLED 31.17 ACRES DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM JAMES DAVID KERLEY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BOBBIE JEAN THORNE, DECEASED TO ELEGMENT DREAM ACRES, INC., AS RECORDED IN DOCUMENT NO. 2021-0005026 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.

ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN.

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

THE SURVEY SHOWN HEREON IS FOR SOLE USE OF ELEGMENT DREAM ACRES, INC. AND IS NOT VALID FOR USE IN ANY TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY:

CANYON HAMILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6807



DRAWN BY: B.B. CHECKED BY: C.H. DATE: 12/06/2021 SCALE: 1"=200' FILE: CR 607 LIMESTONE



CANYON
LAND SURVEYING, LLC
107 COUNTY ROAD 3118
JACKSONVILLE, TEXAS 75766
(903) 721-3035
TBPELS FIRM REGISTRATION NO. S-10194569